

**CITY OF ROCKVILLE PLANNING DIVISION  
STAFF REPORT**

November 4, 2004

**SUBJECT:** Detailed Application  
CPD2002-002AJ for  
Comprehensive  
Planned Development  
CPD1995-0002, King  
Farm

**Applicant:** King Farm Associates,  
LLC  
8330 Boone Blvd.  
Vienna, VA 22182

**Owner:** King Farm Associates,  
LLC

**Date Filed:** September 12, 2004

**Location:** Irvington Center office  
area at the terminus of  
King Farm Blvd at I-  
270



**REQUEST:**

The applicant seeks detailed (final) approval for a 79,553 square foot hotel including, ancillary facilities, at the terminus of King Farm Boulevard at I-270, within the Irvington Centre office area. The applicant is also requesting a waiver from the underground utility requirements in order to provide two above-ground transformers.

**PREVIOUS RELATED ACTIONS:**

- CPD95-0002, Concept Plan Application for Comprehensive Planned Development approved by Mayor and Council, July 8, 1996.
- CPD96-002A through CPD2000-002AH, Detailed Plan Applications for Comprehensive Planned Development for Phase I, II and III of the King Farm development. The Planning Commission approved all of the applications.
- CPD1995-0002B, Concept Plan Amendment to allow a 175,000 hotel on one of three identified parcels in lieu of an equal amount of office space. Approved by the Mayor and Council.

## RELEVANT ISSUES

In reviewing the application, the following issues emerged and have been addressed:

- During the evaluation of the project, staff had asked the applicant to amend the ingress and egress to the site. The first issue was that of a service drive directly adjacent to the main entrance from King Farm Boulevard. The applicant removed that service entrance as requested and amended the main entrance. Staff had also asked that a secondary means of ingress and egress be provided adjacent to the remote parking area, given the property's location at the terminus of King Farm Boulevard. The applicant has opposed that request.
- As part of the Mayor and Council's review of the project, as per CPD requirements, a request was made to alter the architecture to provide for a more signature type of building. The Mayor found the design and the colors needed to be changed. One of the Council members also requested that the Exterior Insulation and Finish System (EIFS) material used on the façade be stopped before reaching the ground, given the lack of durability.

The applicant has responded that they feel that the architectural design and color palette is consistent with the King Farm design guidelines and that the Town Architect has worked with the applicant to provide a building that stylistically relates well to the Irvington Centre office area in which the building is located. The applicant has further stated that they would like to have the opportunity to present an updated set of renderings and a material palette that they feel will give a better indication of how the building will actually look and function on the site.

## ANALYSIS

### Background

In July of 1996, the Mayor and Council approved Concept Plan Application CPD95-0002, thereby authorizing development of the 430-acre King Farm as a major mixed-use development containing up to 3.17 million square feet of office space, 3,200 housing units and 125,000 square feet of neighborhood retail space. Subsequent and pending amendments have modified the amount of non-residential development, but not affected the permitted number of residences. The tract is in the O-3, Restricted Office Zone, where a Comprehensive Planned Development is a voluntary optional method of development.

### Property Description and Proposal

The subject property is located on approximately 2.19 acres of land at the terminus of King Farm Boulevard at I-270. The ramp from 270 to Redland Boulevard is adjacent to this site as well. This area is within the Irvington Centre office area, and is a parcel originally designated as office within the approved Concept Plan. An amendment was approved to the King Farm Concept Plan in May of 2004, however, that allowed one of three identified parcels to be used as a hotel of up to 175,000 square feet. This application is on one of those parcels.

This proposal is for a 79,553 square foot, five-story hotel. As part of the hotel, there will be two meeting rooms of approximately 1,000 square feet in the aggregate and a restaurant of approximately 1,075 square feet. Parking will be provided in the form of a surface lot adjacent to the hotel and on an adjacent parcel. This parcel will remain in the ownership of King Farm Associates, with a parking easement being provided. Ultimately, this parcel will contain an office building, currently referred to as F-6, and an associated parking structure that will serve both sites. The main vehicular entrance for the hotel will be from King Farm Boulevard, which is being extended as part of this application to its terminus at I-270, adjacent to a proposed terminus park.

### **MAYOR AND COUNCIL RECOMMENDATION**

The Concept Plan for King Farm requires that the Mayor and Council review the proposal and provide comments to the Planning Commission without further public hearing. This meeting was held on November 1, and the Mayor and Council provided the following comments:

The Mayor felt as if the building was an inappropriate color, and was not significant enough architecturally. He felt that a building at this location on the King Farm should have architecture commensurate with a signature type of building. He requested that changes be made and the color altered. The applicant has indicated that the rendering did not accurately reflect the color or the design of the building, and they have stated that they will present a more accurate representation at the Planning Commission meeting.

One member of the Council also requested that the EIFS architectural material on the exterior of the building not go to the ground, citing the lack of durability when exposed to ground level conditions. Although the applicant has not altered the plan to respond to this request, they have responded as noted above.

### **STAFF RECOMMENDATION**

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan and landscape plan, revised according to Planning Commission Exhibit A.
2. Submission, for approval by the Department of Public Works (DPW), of any necessary detailed plans, studies or computations.
3. Post bonds and obtain permits from DPW.
4. Submit detailed engineering plans and computations for sediment control, stormwater management and public improvements for review and approval by DPW.
5. Applicant shall comply with approved stormwater management concept.
6. Provide update on sanitary sewer discharge into the Rockville system. The Piccard sewer study should be updated to reflect the change from office to hotel.

7. Provide for stormwater management in accordance with City and State regulations. Pre-treatment and on-site ground water recharge required.
8. Complete termination plan for Redland Blvd. Permit must be issued concurrent with DPW permits for the hotel site. Work must be completed prior to occupancy of the hotel.
9. Provide second egress point to hotel from Piccard Drive, to line up with the entrance to the existing office building. Access shall be from the adjacent parking area, and may be 14-foot wide, one way "exit only." Access shall be built with curb and gutter and an adjacent 4-foot sidewalk. Construction is temporary until review and evaluation of office development on the parcel.
11. Show adjacent PUE's and how private utilities will access the site.
12. Water and sewer connection shall not be in the terminus park area.
13. Applicant shall record an easement on the adjacent property to provide parking and associated ingress/egress for 84 parking spaces.

## **TRANSPORTATION**

### **Parking, Pedestrian Access, Bicycle Paths and Transit**

Parking for this site will be provided in the form of 177 surface lot spaces. Of this number 84 will be provided on a temporary lot adjacent to this site that will be under the ownership of King Farm Associates. An easement will be provided to allow the parking. In the future, this parking will be replaced with a structured parking facility that will be utilized by the hotel and the future office development on the site.

The main pedestrian access from this site as proposed will be King Farm Boulevard, which is being extended to its terminus at I-270 as part of this application. This road contains wide sidewalks that continue the entire length of the road from I-270 to Maryland Route 355. Staff has asked the applicant to provide a secondary means of ingress and egress through the parking area to Piccard Drive. Part of this request is to provide additional pedestrian access to Piccard Drive as well.

King Farm Boulevard's wide sidewalk functions as a bike path, and transit will be provided in the form of the site being served by the King Farm shuttle, which operated throughout the King Farm.

### **MODERATELY PRICED DWELLING UNITS (MPDUs)**

There are no MPDUs associated with this application. The Concept Plan established the number of MPDUs for King Farm. The total number of MPDUs for the King Farm, 350, was attained by the approval of CPD2002-002AE, and no MPDUs are required for this application.

## **LANDSCAPING**

### **Forest/Tree Preservation**

A landscape plan for this development has been submitted and is under review per the requirements of condition number one (1) noted above.

### **Equipment Screening**

All electrical transformers are required by the City of Rockville to be placed underground. Any equipment that the Applicant proposes to place above ground must be approved in accordance with the submission and approval of a waiver of the city's underground utility requirements. This waiver must be approved by the City of Rockville Planning Commission.

The applicant is seeking a waiver from this requirement as part of this application. They are proposing two electrical transformers be placed above ground within an enclosure that will be extended from the adjacent dumpster enclosure. The applicant has indicated that the enclosures will be architecturally compatible with the proposed building.

## **STORMWATER MANAGEMENT**

The Stormwater Management Concept Plan has been approved by the Department of Public Works. Water quality and quantity will be handled through the use of various SWM facilities at King Farm, including Pond 5 and Irvington Pond.

## **PUBLICLY ACCESSIBLE ART IN PRIVATE DEVELOPMENT**

The Publicly Accessible Art in Private Development guidelines established by the City requires that art be provided for the project. In the event that art cannot be provided, a payment of \$22,800 will be required, based on the 79,553 square feet in the building.

## **STAFF COMMENTS**

This application is consistent with the approved Concept Plan, and staff recommends approval subject to the conditions listed earlier. Staff believes, this building will have an appropriate relation to the surrounding office area. Staff also believes that the secondary means of ingress and egress should be provided as per the condition listed earlier.

## **NOTIFICATION**

Notices were sent to approximately 2,000 residences and businesses.

## APPROVAL LIMITATIONS

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.** If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

## CONCLUSION

It is Staff's opinion that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of King Farm, as well as the amendment approved to allow this hotel within King Farm. As a result, staff recommends approval of Detailed Application CPD2004-002AJ, subject to comments, conditions and observations made within this report.

### Attachments

1. Site Plan
2. Landscape Plan
3. Elevations
4. Underground Waiver Request
5. King farm Architect Letter
6. Applicant Letter
7. Aerial Photograph
8. Architectural Information